

**Know all Persons by these Presents,**

008653

57-306  
#1851

That WE, JOHN D. STANTON of Windham, County of Cumberland and State of Maine, and SHIRLEY A. MULLEN of Fort Worth, County of Fort Worth and State of Texas, in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations,

paid by RICHARD A. MAXWELL,

TRANSFER  
TAX  
PAID

whose mailing address is 294 Main Street, Waterville, Maine - 04901,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RICHARD A. MAXWELL, his

heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND together with the buildings and improvements erected thereon, situate, lying and being located in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit: -

NORTH four (4) rods by High Street; east eight (8) rods by May Street; south by land of John Pooler; west by land of Myer Levine. Meaning and intending to convey the premises known as 10 May Street.

MEANING AND INTENDING to convey the premises known as 10 May Street.

BEING Parcel A as conveyed, inter alia, to the said Grantors herein under and by virtue of a certain Deed of Distribution by the said John D. Stanton, Personal Representative of the estate of Elizabeth M. Gilbert dated April 27, 1995 and recorded in the Kennebec County Registry of Deeds in Deed Book 4886, at Page 098; the said Elizabeth M. Gilbert died testate on December 16, 1994 and whose estate has been duly probated in the Kennebec County Probate Court, Docket No. 94-684; AND ALSO BEING the same premises conveyed to the said Elizabeth M. Gilbert and Raymond J. Gilbert, her husband, under and by virtue of a certain Warranty Deed in Joint Tenancy from Max Nusman dated June 25, 1970 and recorded as aforesaid in Deed Book 1523, at Page 482, the said Raymond J. Gilbert having died testate on December 22, 1992 and whose estate has also been duly probated in the Kennebec County Probate Court - Docket No. 93-131; AND FURTHER REFERENCE should be made to the following two (2) Certificates of Discharge of Estate Tax Liens: ONE THEREOF in connection with the estate of the said Elizabeth M. Gilbert dated February 13, 1995 and recorded as aforesaid in Book 4855, Page 240; AND THE OTHER THEREOF in connection with the estate of the said Raymond J. Gilbert dated April 22, 1993 and recorded as aforesaid in Book 4375, Page 226 and which was re-recorded in Book 4393, Page 088.

SUBJECT, however, to such state of facts as an accurate survey may disclose.

heirs and assigns, to them and their use and behoof forever, SUBJECT as aforesaid. And we do covenant with the said Grantee, his heirs and assigns,

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

by his attorney-in-fact,

and

husband/wife of the said

[illegible]

~~We the undersigned~~ have herunto set our hand s and seal s this sixteenth

day of the month of April, A.D. 19 <sup>96</sup>.

Signed, Sealed and Delivered

in presence of

in presence of

John D. Stanton

John D. Stanton

By: Ronald M. Roy, his attorney-in-fact

Ronald M. Roy

Shirley A. Mullens

Shirley A. Mullens

State of Maine, County of Kennebec ss: April 16, 1996.

Then personally appeared the above named John D. Stanton, by his attorney-in-fact, Ronald M. Roy,

and acknowledged the foregoing instrument to be **his** free act and deed.

Before me,

(1st acknowledgment)

(2nd acknowledgment - see over)

Notary Public  
Attorney at Law

VICTORIA L. SOLDANO  
NOTARY PUBLIC, MAINE

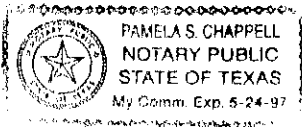
Printed Name, ..... MY COMMISSION EXPIRES MARCH 23, 2001 .....

STATE OF TEXAS  
COUNTY OF TARRANT

1996

Personally appeared the above named Shirley A. Mullens and  
acknowledged the foregoing to be her free act and deed.

Before me,



*Pamela S. Chappell*  
Notary Public  
*Pamela S. Chappell*  
(Print or type name)

Commission  
Expires: 5/24/97

RECEIVED KENNEBEC SS.

56 APR 19 PM 12:17

ATTEST: *L. Brock (Seal) Register*  
REGISTER OF DEEDS

# **Warranty Deed**

From

JOHN D. STANTON ET AL.

To

RICHARD A. MAXWELL

Dated ..... 19 96

State of Maine,

Kennebec

ss. Registry of Deeds.

Received .....

19 .....

at ..... H. .... M. .... M., and

recorded in Book ..... Page .....

Attest: ..... Register.

FROM THE OFFICE OF

Ronald M. Roy, Esq.  
22 CLINTON AVENUE  
Winslow, Maine 04901

Marks Printing House, Portland, Maine  
ML 10-1

Northeast Land Title, Inc.  
45 University Drive  
P.O. Box 5700  
Portland, ME 04103

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PSC

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